



City of Huntington Beach Planning Department **STUDY SESSION REPORT**

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Ricky Ramos, Senior Planner *RR*
DATE: January 13, 2009

SUBJECT: MITIGATED NEGATIVE DECLARATION NO. 06-006/CONDITIONAL USE PERMIT NO. 06-030/VARIANCE NO. 08-011 (Rainbow Disposal)

LOCATION: 17121 Nichols Ln., 92647 (west side of Nichols, south of Warner Ave.)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

Rainbow Disposal is proposing a phased approach to modernize and upgrade its existing facility and has submitted the following entitlement applications:

Mitigated Negative Declaration No. 06-006 is a request to analyze the potential environmental impacts associated with the project.

Conditional Use Permit No. 06-030 is a request to permit an addition of 193,150 square feet of new building area to the 16.9 acre Rainbow Disposal facility. A Conditional Use Permit is required for major utilities like Rainbow Disposal and because the project is located within 300 feet of a residential zone. The proposed expansion includes the following:

- a. 75,800 square foot addition to the existing 25,500 square foot transfer station 1;
- b. New 68,400 square foot transfer station 2;
- c. New 30,500 square foot secondary recycling building;
- d. 5,392 square foot addition to the existing 9,700 square foot office;
- e. Enclosure of existing 13,058 square foot Material Recovery Facility canopy.

Several functions that currently occur outdoors will be improved and enclosed, reducing noise and odor, and improving water quality. New dust and odor control systems will be constructed in addition to an existing storm water treatment system. The request also includes a proposed increase in Rainbow Disposal's capacity from the current 2,800 tons per day (TPD) to 4,000 TPD to accommodate anticipated demand. The site is presently developed with 114,657 square feet of building area and 34,458 square feet of canopies. The project will be phased over a 10 year period and at buildout the site will have a total of 307,807 square feet of building area and 21,400 square feet of canopies.

Variance No. 08-011 is a request to permit a building height of 50 feet measured from the top of the highest adjacent curb along Nichols Street (i.e. datum) to the roof peak/top of parapet in lieu of the maximum

permitted height of 42 feet to the roof peak and 46 feet to the top of the parapet. The variance is being requested for transfer stations 1 and 2 as well as the secondary recycling building.

	Code Requirement	Proposed
Top of Slab to Roof Peak	Max. 40 ft.	42 ft.-7 in. (Secondary Recycling) 46 ft-3 in. (Transfer Station 2) 46 ft-4 in. (Transfer Station 1)
Datum to Top of Slab	Max. 2 ft.	2 to 3 ft.
Datum to Roof Peak	Max. 42 ft.	45 ft-7 in. (Secondary Recycling) 49 ft-3 in. (Transfer Station 2) 49 ft-4 in. (Transfer Station 1)
Datum to Top of Parapet	Max. 46 ft.	50 ft.

A variance was previously granted which allowed a portion of the Material Recovery Facility at a height of 55 feet. A variance is being requested for three of the new structures because Rainbow Disposal requires building interiors that are unobstructed (without any support columns) and with a minimum 31 foot vertical clearance to allow for trucks and equipment to operate. To meet these requirements a truss with a certain slope must be used to support the roof which results in a sloped roof. Lastly, while the site will be graded to provide the minimum slope needed to provide proper drainage, the resulting building slab height is still anticipated to be up to three feet higher than the datum. The combination of the required interior vertical clearance, sloped roof, and slab height results in the increased building height.

CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	I-F2-d (Industrial – Max Floor Area Ratio 0.5 – Design Overlay)	IG (General Industrial)	Rainbow Disposal
North, South, and West of Subject Property:	I-F2-d	IG	Industrial
East of Subject Property (across Nichols Lane):	P(RL) (Public with underlying Residential Low Density), OS-P (Open Space-Park), RM-15 (Residential Medium Density – Max. 15 du/ac)	PS (Public-Semipublic), OS-PR (Open Space-Parks and Recreation), RM (Residential Medium Density)	Oakview Elementary School, Former Japanese Church and Furuta Residence

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:

September 6, 2008

MANDATORY PROCESSING DATE(S):

Mitigated Negative Declaration (MND) – March 5, 2009 (180 days after September 6, 2008).

Conditional Use Permit/Variance – Within 60 days of MND adoption.

Mitigated Negative Declaration No. 06-006 and Conditional Use Permit No. 06-030 were filed July 25, 2006 and deemed complete on September 6, 2008. Variance No. 08-011 was filed on November 26, 2008. The application is scheduled for the Planning Commission meeting of January 27, 2008. However, the hearing date may change depending on the amount of time needed to prepare response to comments received on MND No. 06-006

CEQA ANALYSIS/REVIEW

Mitigated Negative Declaration No. 06-006 analyzes the potential environmental impacts associated with implementation of the proposed project. Staff determined that no potentially significant impacts are anticipated that could not be mitigated to a level of insignificance. MND No. 06-006 identifies issues related to Geology/Soils and Noise and suggests two mitigation measures to render those impacts less than significant. Though not identified as a requirement, a third precautionary mitigation measure is included pertaining to hazardous materials.

On October 14, 2008 the Environmental Assessment Committee reviewed Environmental Assessment No. 06-006 and approved the processing of a mitigated negative declaration. The Planning Department advertised draft MND No. 06-006 for a 30-day public review period starting on Thursday, November 20, 2008 and ending on Friday, December 19, 2008. Staff is working with our CEQA consultant to prepare a response to the comments received. MND No. 06-006 was previously provided to the Planning Commission and is not attached to this report due to its size. The document is also available on the city's website at www.surfcity-hb.org.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

The Building and Safety, Public Works, Fire, and Planning Departments have reviewed the request and identified applicable code requirements. The Code Requirements letter was transmitted on December 23, 2008 and is attached for informational purposes. The Police Department has reviewed the request and has some suggested conditions which are attached to this report.

PUBLIC MEETINGS, COMMENTS AND CONCERNS

On December 11, 2008 the Design Review Board reviewed the design, colors, and materials for the proposed project and recommended approval to the Planning Commission with the following conditions:

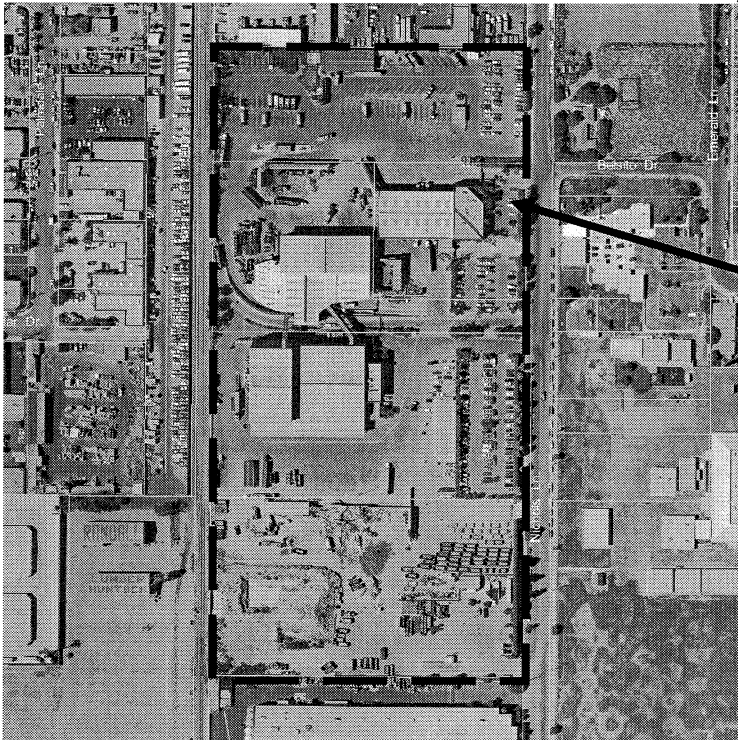
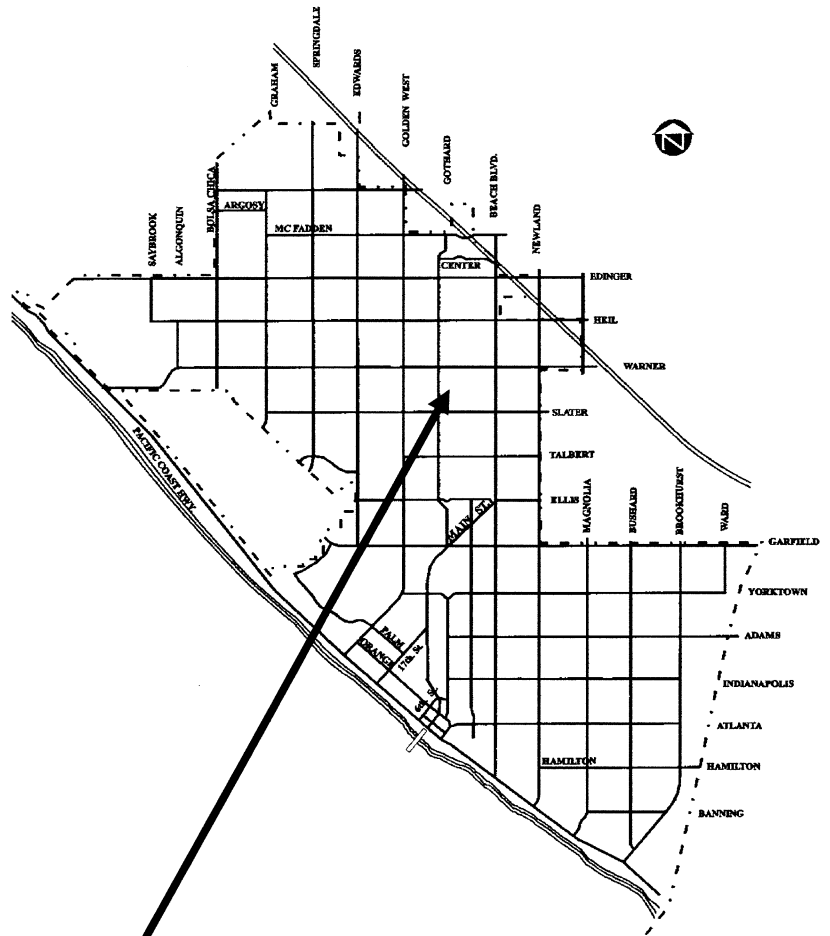
- a. To provide additional visual interest, the building elevations for Transfer Station 1, Transfer Station 2, and Secondary Recycling shall incorporate elements from the existing bin repair and storage building such as glass block or similar translucent material and concrete block columns.
- b. To provide a vertical offset in relation to Transfer Station 2, the parapet wall for the Secondary Recycling building shall be reduced in height to match the peak of the roof.
- c. The final design of the MRF canopy enclosure shall be approved by the Planning Department.

PLANNING ISSUES

The primary issues for the Planning Commission to consider in conjunction with this request include compatibility with the surrounding land uses, consistency with the General Plan, the proposed variance to building height, overall project design and site layout, and the potential environmental impacts associated with the project.

ATTACHMENTS:

1. Vicinity Map
2. Site Plan, Floor Plan, and Elevations received and dated December 11, 2008
3. Project Narratives dated December 22 and December 31, 2008
4. Code Requirements Letter dated December 23, 2008 (for informational purposes only)
5. Police Department Recommended Conditions of Approval dated December 11, 2008



**PROJECT
SITE**

VICINITY MAP
MITIGATED NEGATIVE DECLARATION NO. 06-006/
CONDITIONAL USE PERMIT NO. 06-030/VARIANCE NO. 08-011 (Rainbow Disposal)

ATTACHMENT NO. 1


[illegible]

SITE DATA		EXISTING BUILDING AREA:	
SITE AREA: 73,425 S.F. (1.69 ACRES)			
TRANSFER	25,600 SF		
AMF	31,900 SF		
OFFICE - AMF	9,700 SF		
OFFICE - MAIN	3,700 SF		
TRUCK WASH	2,010 SF		
MAINTENANCE	28,444 SF		
AMF	13,300 SF		
AMF IN REPAIR			
TOTAL	114,697 SF		
		EXISTING CANOPY AREA:	
AMF	13,058 SF		
MAINTENANCE	4,600 SF		
AMF IN REPAIR	11,200 SF		
AMF	5,600 SF		

PROPOSED BUILDING AREA:	
OFFICE	5,362 SF
TRANSFER STATION	75,800 SF
TRANSFER STATION #2	66,400 SF
SECONDARY RECYCLING	30,500 SF
TOTAL	188,062 SF

DEMOLISHED BUILDING AREA;	
PARTIAL TRANSFER	4,800 SF
MINI MRF	900 SF

NOTE:
0.000 SF OF EXISTING EXTERIOR PROCESS
AREA (GREEN WASTE, CDI, SELF HAUL, WOOD
WASTE) TO BE REMOVED AND RELOCATED TO
THE PROCESS STRUCTURE.

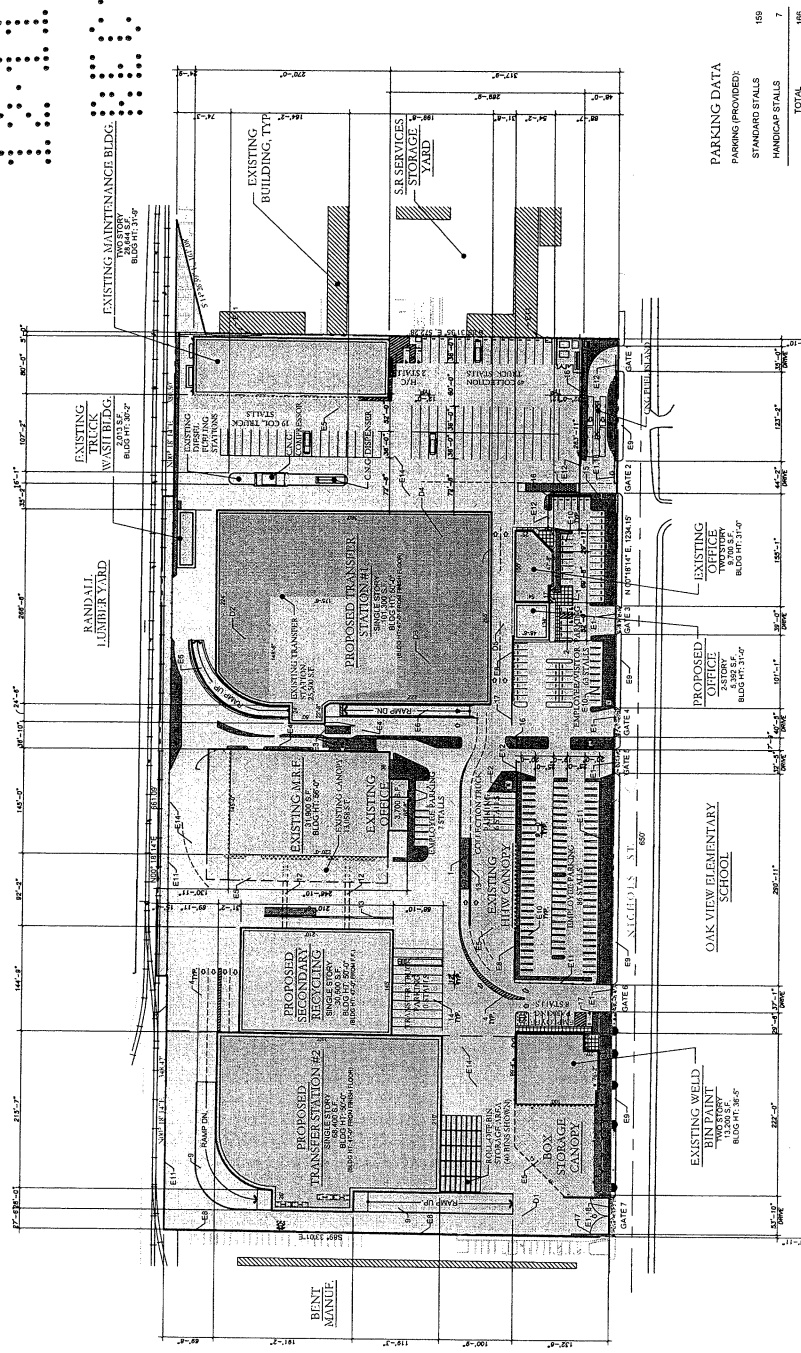


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PARKING DATA	
PARKING (PROVIDED):	
STANDARD STALLS	159
HANDICAP STALLS	7

TRUCK STALLS	74
TRANSFER TRUCK STALLS	10

OWNER

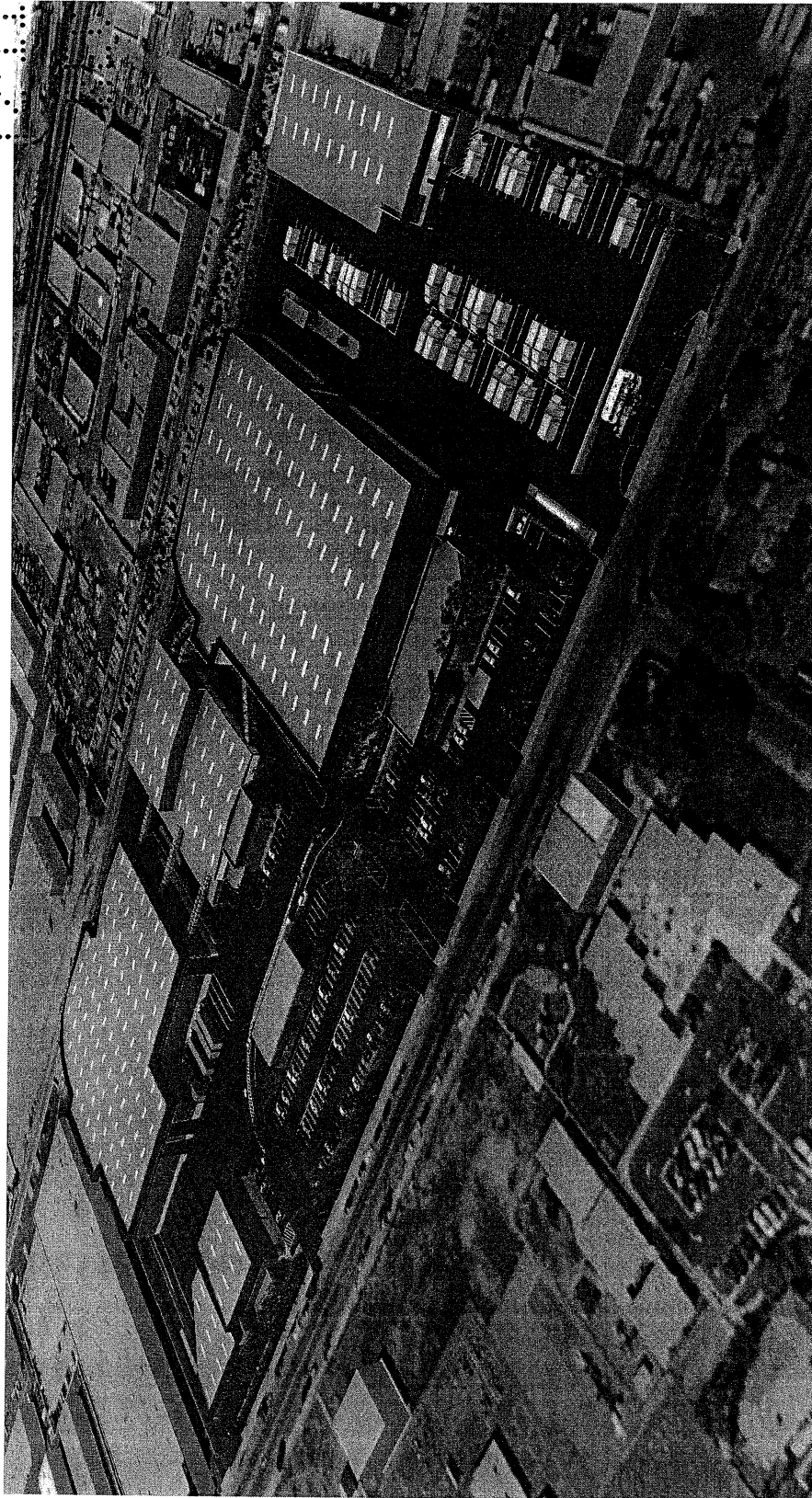
KEYNOTES - PROPOSED

KEYNOTES · EXISTINGKEYNOTES - DEMO

RAINBOW DISPOSAL

HUNTINGTON BEACH, CALIFORNIA

MASTER SITE PLAN



MASTER P PLAN FOR
RAINBOW DISPOSAL
HUNTINGTON BEACH, CALIFORNIA

MASTER SITE PLAN
JOB #147
09 JULY 2004



12.11.09

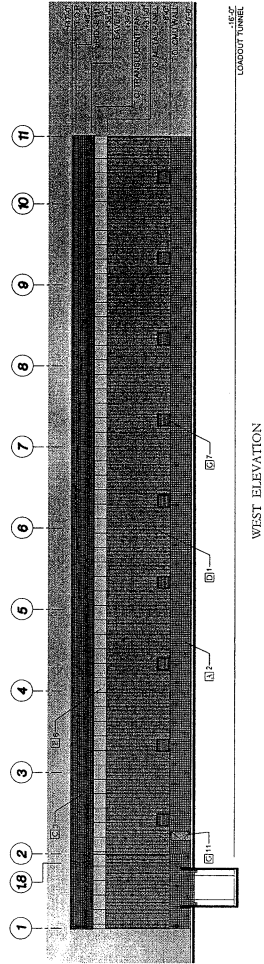
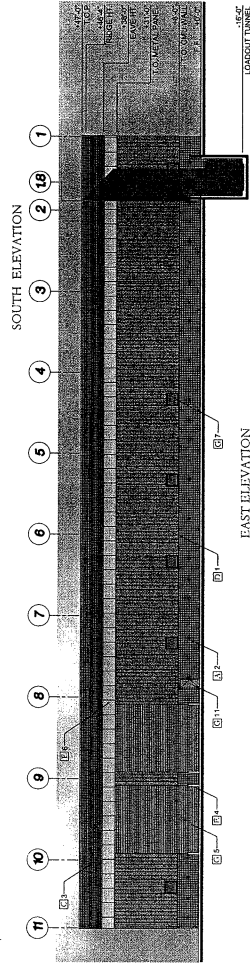
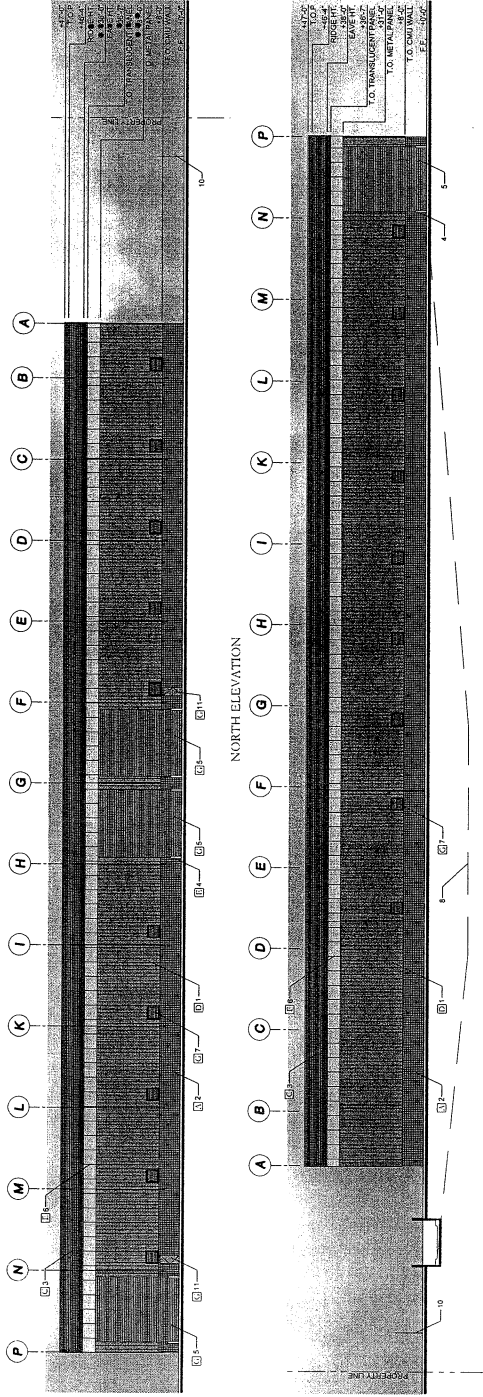
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ALLOWED PER CODE

+44'-0" PARAPET HT. FROM CURB
+40'-0" BUILDING HT. FROM CURB

REQUESTED VARIANCE





WEST ELEVATION

- KEYNOTES**
1. METAL WALL PANEL
 2. SINGLE SCORED 8"X16" CONCRETE BLOCK
 3. CORRUGATED METAL PANEL TO MATCH EXISTING
 4. ROLL-UP
 5. 20-01 MOTORISED ROLL-UP DOOR
 6. TRANSLUCENT PANEL
 7. 4"X4" METAL LOUVER
 8. RAMP
 9. EXISTING CHAIN LINK FENCE
 10. EXISTING CHAIN LINK FENCE
 11. MANDOCOR

- FINISH KEYNOTES**
- A. PREPARED VS. CONCRETE BLOCK WALL, FIELD COLOR
 - B. METAL WALL PANEL, FIELD COLOR
 - C. TRANSLUCENT PANEL, FIELD COLOR
 - D. METAL WALL PANEL, FIELD COLOR
 - E. METAL WALL PANEL, FIELD COLOR
 - F. METAL WALL PANEL, FIELD COLOR
 - G. METAL WALL PANEL, FIELD COLOR
 - H. METAL WALL PANEL, FIELD COLOR
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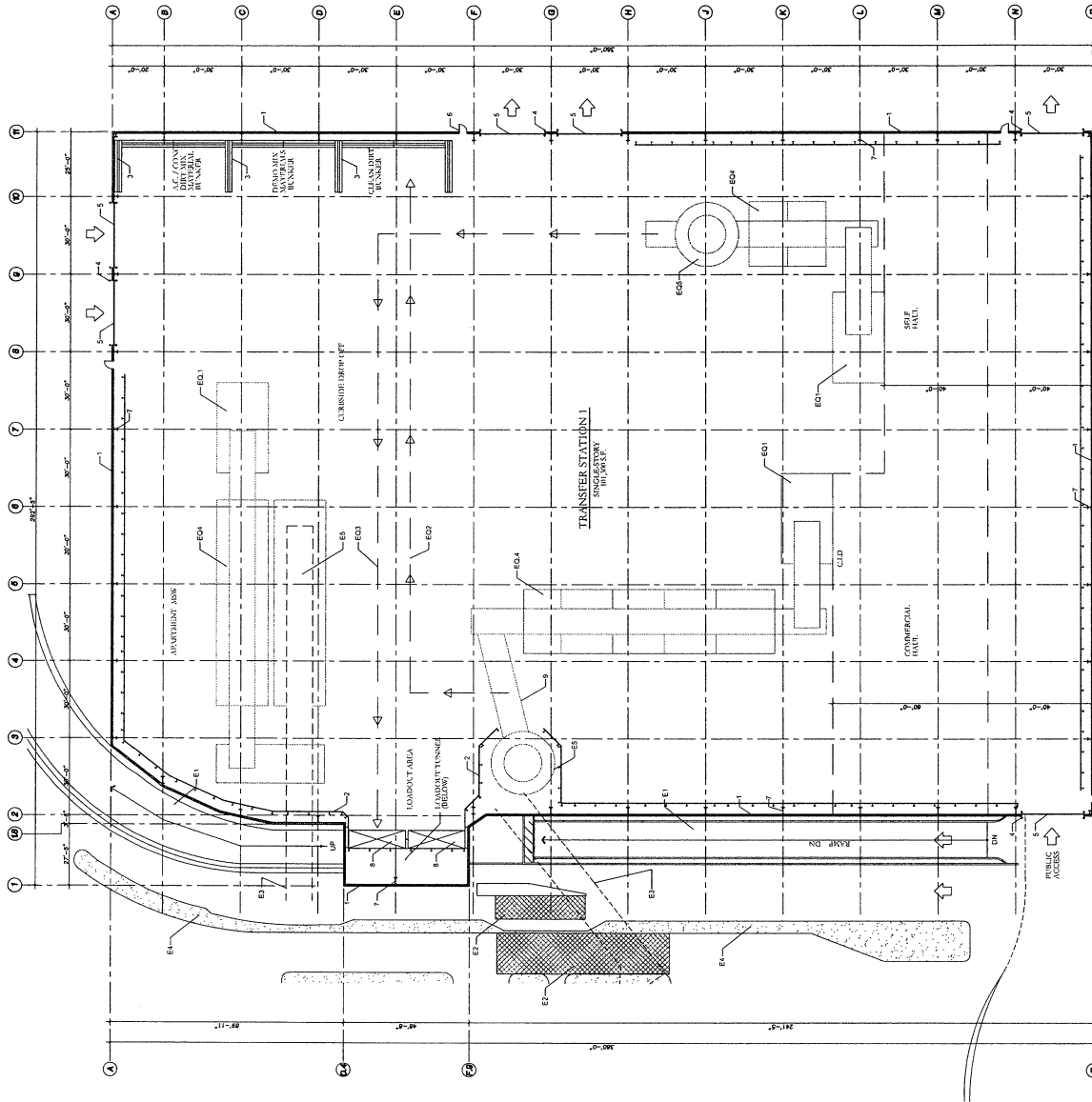


TRANSFER STATION 1
RAINBOW DISPOSAL
HUNTINGTON BEACH, CALIFORNIA

CONCEPTUAL ELEVATIONS
JTB 8/4/99
09 JULY 2008



12.11.03
02.03.03



CONCEPTUAL FLOOR PLAN
JON HART
07 JULY 2008

TRANSFER STATION 1
RAINBOW DISPOSAL
HUNTINGTON BEACH, CALIFORNIA

- NOTES:
1. 12" CAI WALL WITH METAL WALL PANEL ABOVE
 2. 12" HIGH STEEL PIERWALL
 3. CONCRETE BUMPER WALL
 4. ROLLARD
 5. 20'x20' ROLL-UP DOOR
 6. MAIN DOOR
 7. STEEL COLUMN
 8. LOADOUT PORT
- EQUIPMENT NOTES:
- E01. INFEED
 - E02. DIRT OVERHEAD CONVEYOR
 - E03. GREEN WASTE OVERHEAD CONVEYOR
 - E04. SORT LINE
 - E05. GRINDER
- NOTES (EXISTING):
- E1. EXISTING LOADOUT RAMP
 - E2. EXISTING SCALE
 - E3. EXISTING OVERHEAD CONVEYOR
 - E4. EXISTING ISLAND
 - E5. EXISTING INFEED



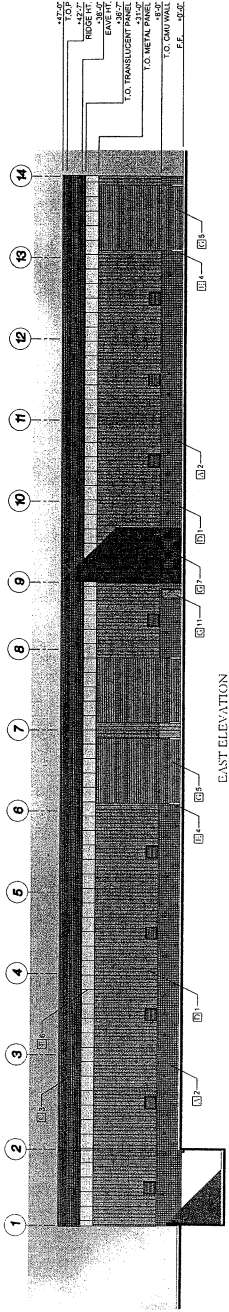
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KEYNOTES

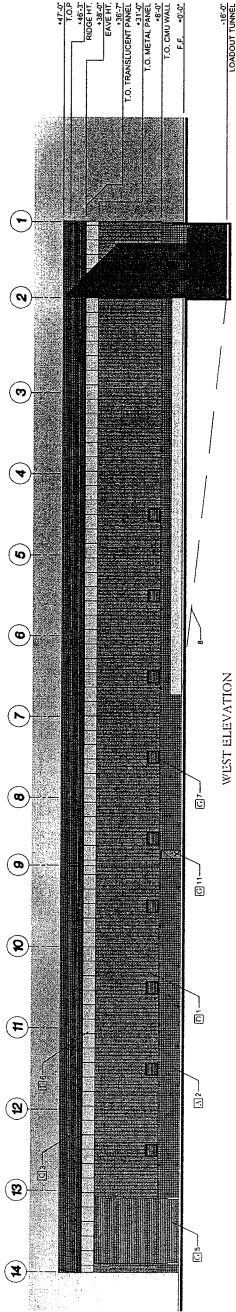
1. METAL WALL PANEL
2. SINGLE SCORED RAMP CONCRETE BLOCK
3. CORRUGATED METAL ROOF TO MATCH EXISTING
4. BOLLARD
5. 20'-0" NO. 10 REINFORCED CONCRETE
6. TRANSLUCENT PANEL
7. 4'-0" METAL LOUVER
8. RAMP
9. EXISTING CHAIN LINK FENCE
10. EXISTING CHAIN LINK FENCE
11. MANSION

FINISH KEYNOTES

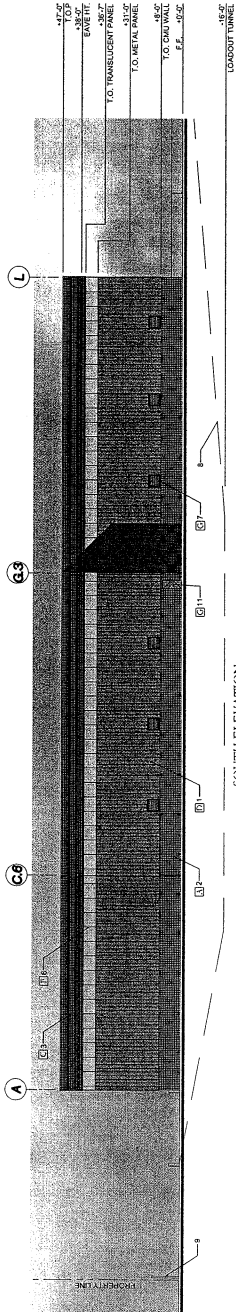
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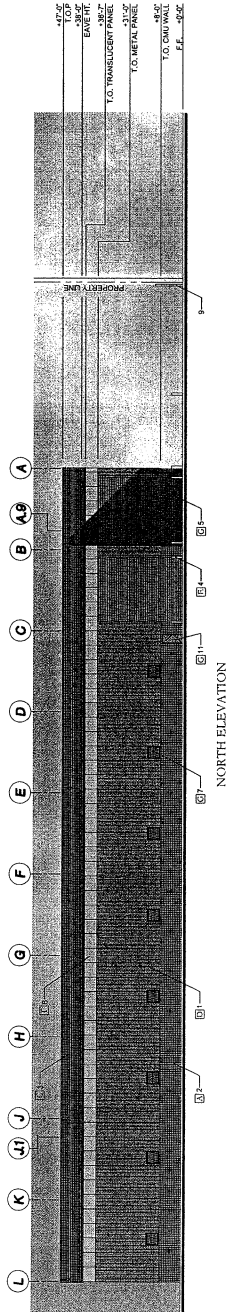
EAST ELEVATION



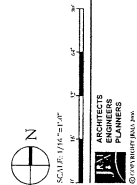
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

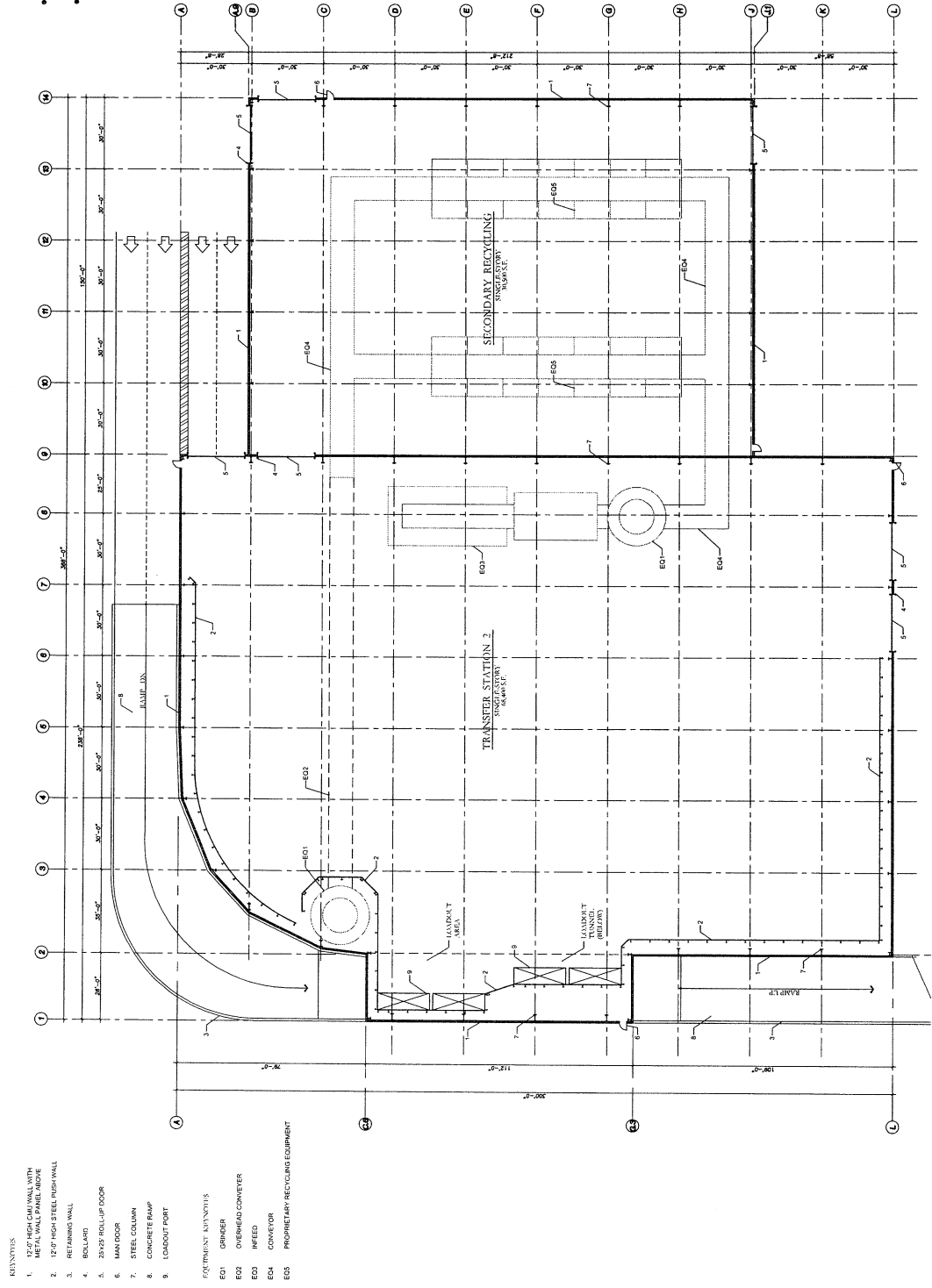


TRANSFER STATION 2 & SECONDARY RECYCLING RAINBOW DISPOSAL

HUNTINGTON BEACH, CALIFORNIA

CONCEPTUAL ELEVATIONS
JUN 2011

2.7



- KEYNOTES
- 1. 12'-0" HIGH GAW WALL WITH METAL WALL PANEL ABOVE
 - 2. 12'-0" HIGH STEEL PUSH-WALL
 - 3. RETAINING WALL
 - 4. BOLLARD
 - 5. 25'-0" ROLL-UP DOOR
 - 6. MAIN DOOR
 - 7. STEEL COLUMN
 - 8. CONCRETE PAVEMENT
 - 9. LOADOUT PORT
- EQUIPMENT KEYNOTES
- E01 GRINDER
 - E02 OVERHEAD CONVEYER
 - E03 INFEED
 - E04 CONVEYOR
 - E05 PROPRIETARY RECYCLING EQUIPMENT

SCALE: 1/8" = 1'-0"

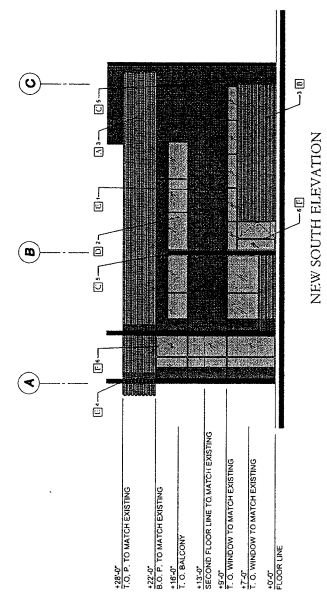
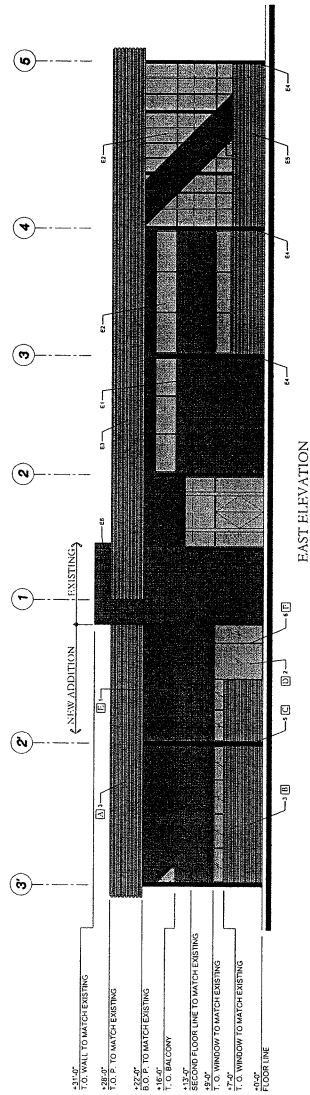
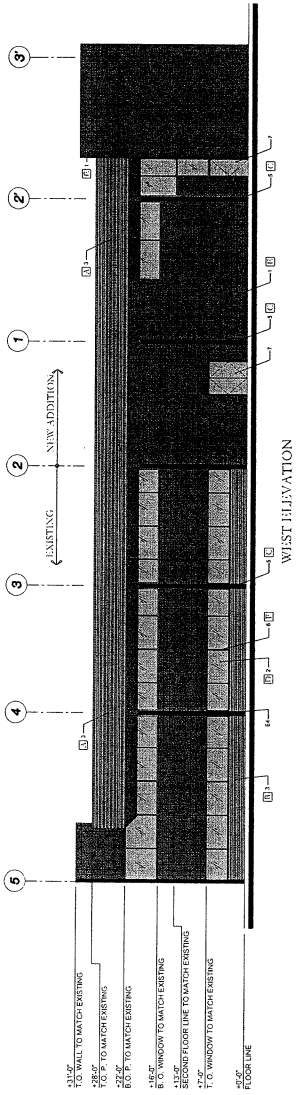
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TRANSFER STATION 2 AND SECONDARY RECYCLING
RAINBOW DISPOSAL
HUNTINGTON BEACH, CALIFORNIA

CONCEPTUAL FLOOR PLAN
JOB #470
07 JULY 2008



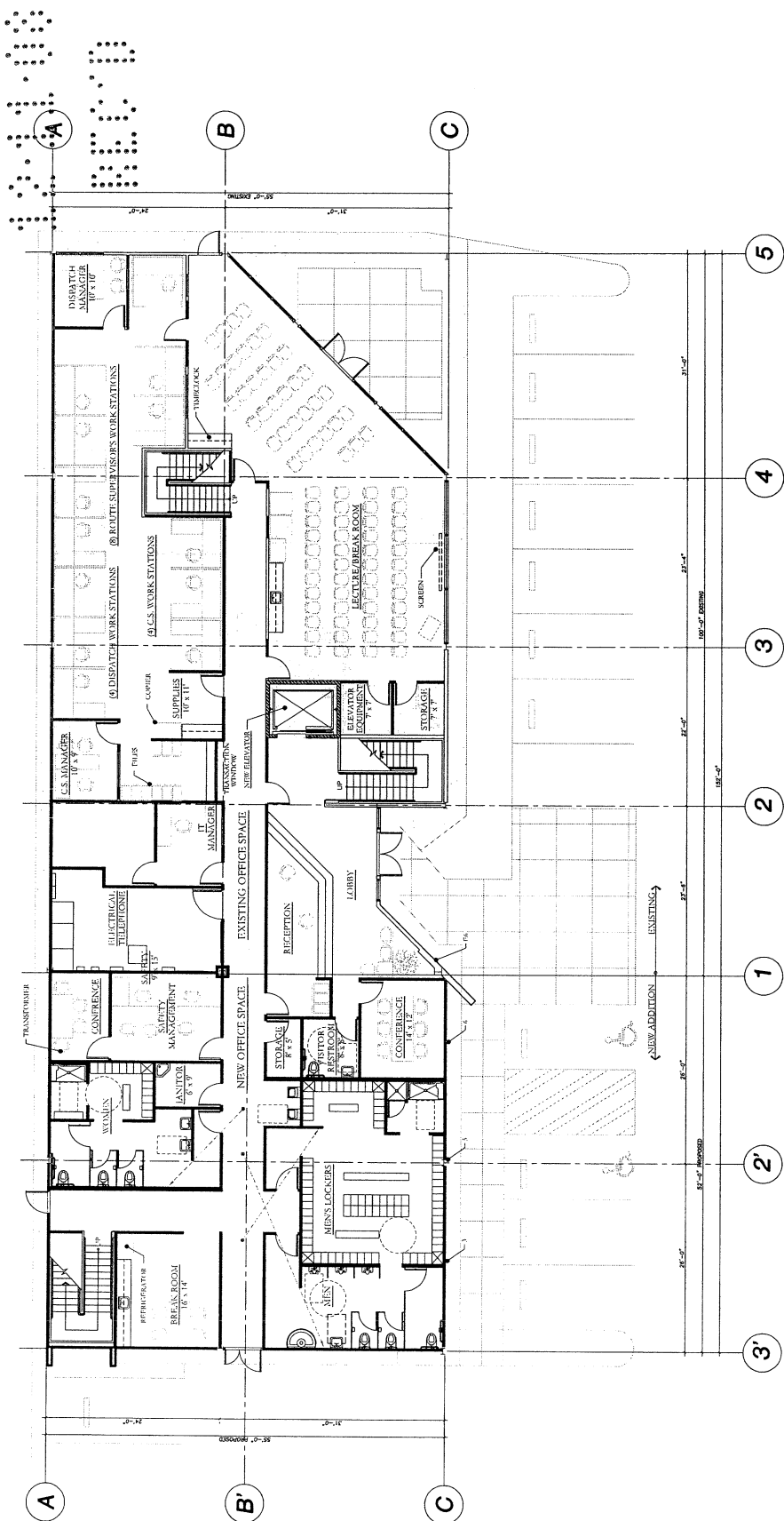
- KEYNOTES - PROPOSED**
1. NEW CERAMIC WALL PANEL COLOR: VP BUILDING BRICK RED
 2. NEW WINDOW
 3. NEW CORRUGATED METAL PANEL TO MATCH EXISTING
 4. NEW WALL TO MATCH EXISTING
 5. NEW STEEL COLUMNS TO MATCH EXISTING
 6. NEW STOREFRONT WINDOW SYSTEM
 7. NEW HANDICAPS
- FINISH KEYNOTES**
1. METAL WALL PANEL COLOR: VP BUILDING BRICK RED
 2. METAL WALL PANEL COLOR: VP BUILDING BRICK RED
 3. STEEL STRUCTURAL COLUMN COLOR: DUNN EDWARD BLACK DEA 1B
 4. WINDOW GLAZING: GREY
 5. WALL TILE TO MATCH EXISTING BLUE COLOR AND SIZE
 6. STOREFRONT WINDOW FRAME: DUNN EDWARD BLACK DEA 1B
- KEYNOTES - EXISTING**
- E1. EXISTING CERAMIC TILE
 - E2. EXISTING WINDOW GLAZING
 - E3. EXISTING CORRUGATED METAL PANEL
 - E4. EXISTING STEEL COLUMN
 - E5. EXISTING SCREEN WALL
 - E6. EXISTING WALL WITH CERAMIC TILE

SCALE: 1/8" = 1'-0"

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OFFICE
RAINBOW DISPOSAL
HUNTINGTON BEACH, CALIFORNIA

CONCEPTUAL ELEVATIONS
JULY 2000



QUANTITY

LECTURE ROOM = 85 SEATS
 TOTAL MEN'S LOCKERS: 77 SPACES + 154 LOCKERS
 TOTAL WOMEN'S LOCKERS: 13 SPACES + 2 TIER + 26 LOCKERS

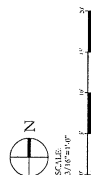
LEGEND

PROPOSED WALL
 PROPOSED CONCRETE BLOCK
 ELEVATOR SHAFT
 EXISTING WALL TO BE REMOVED
 REMOVED DOOR

SIGHTLINE FOR RESTROOM
 FURNITURE & EQUIPMENT
 NOT IN CONTRACT
 C.G. CUSTOMER SERVICE

PROPOSED OFFICE SPACE SQUARE FOOTAGE
 FIRST FLOOR = 42,865 SQ. FT.

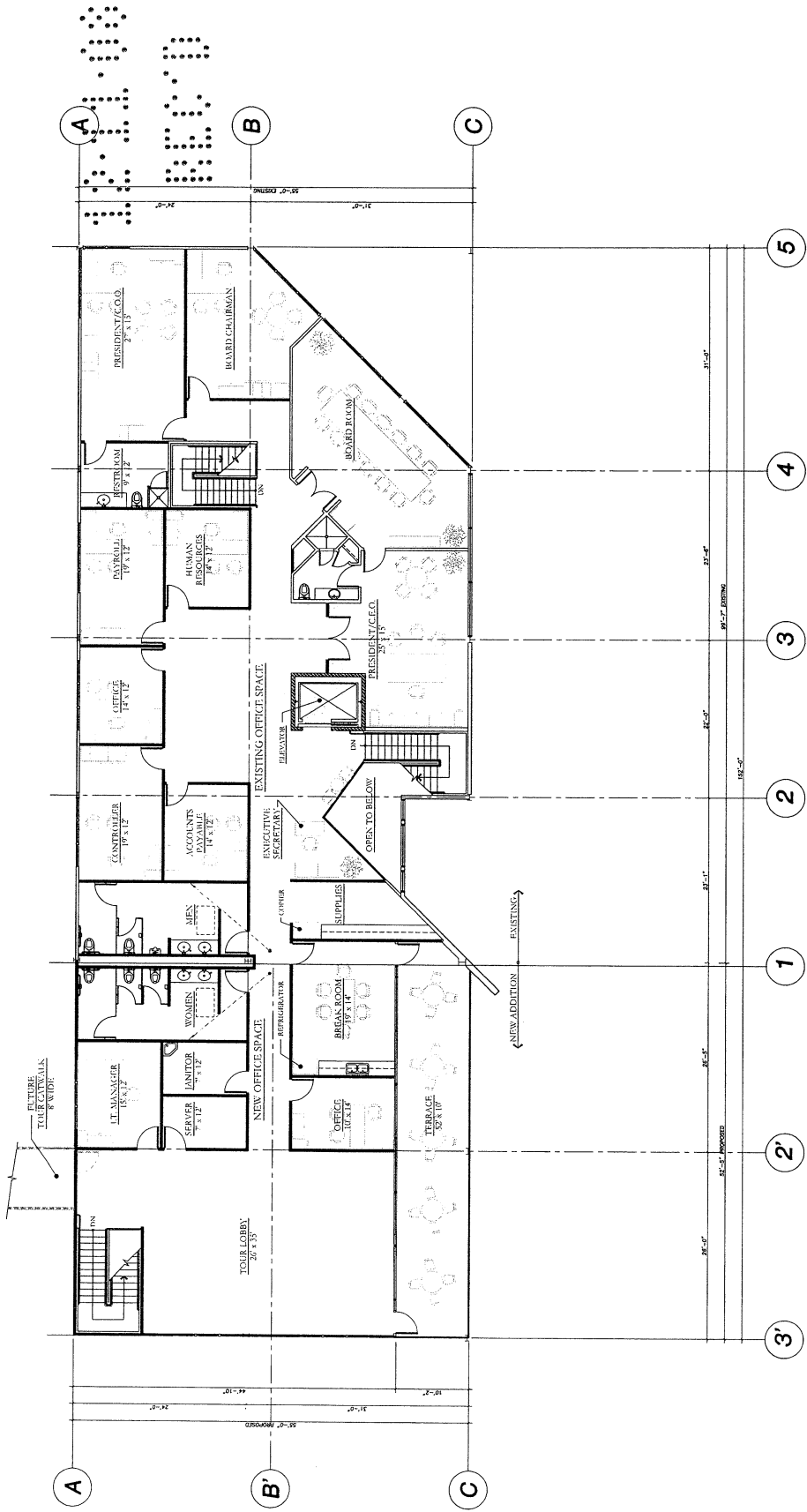
EXISTING OFFICE SPACE SQUARE FOOTAGE
 FIRST FLOOR = 4,718 SQ. FT.



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 UNIVERSITY BUILDING

OFFICE RAINBOW DISPOSAL HUNTINGTON BEACH, CALIFORNIA

FIRST FLOOR PLAN
 JUN #5479
 07 JULY 2008



PROPOSED OFFICE SPACE SQUARE FOOTAGE

SECOND FLOOR + 12,640 SQ. FT.

EXISTING OFFICE SPACE SQUARE FOOTAGE

SECOND FLOOR + 4,773 SQ. FT.

- LEGEND**
- PROPOSED WALL
 - PROPOSED CONCRETE BLOCK
 - ELEVATOR SHAFT
 - EXISTING WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - REMOVED DOOR
 - SIGHTLINE FOR RESTROOM
 - FURNITURE & EQUIPMENT NOT IN CONTRACT
 - IT INFORMATION TECHNOLOGY



SCALE
1/8" = 1'-0"

ARCHITECTS
PLANNERS



OFFICE
RAINBOW DISPOSAL
HUNTINGTON BEACH, CALIFORNIA

SECOND FLOOR PLAN
JUL 18, 2008
07 JULY 2008

NARRATIVE DESCRIPTION

RAINBOW DISPOSAL TRANSFER STATION AND MATERIAL RECOVERY FACILITY

March 2007

Revised December 31, 2008

City of Huntington Beach

JAN - 5 2009

PROJECT OVERVIEW

Rainbow Disposal is moving forward to modernize and upgrade its recycling facility to better serve the City of Huntington Beach. This project will enable the Company and the City to not only meet the mandate of Assembly Bill 939, which requires every City in California to recycle at least 50% of their waste, but to ultimately meet the future proposed level of 75%. At the same time, the Company will add new environmental controls to clean the air and stormwater runoff. Some of these include enclosing all recycling and waste handling activities in buildings, adding new dust and odor control systems, and installing innovative stormwater treatment systems.

Baseline Project

Rainbow Disposal currently operates a Material Recovery Facility (MRF) and transfer station permitted at 2,800 TPD. The facility receives, processes and loads out curbside recyclables, residential and commercial municipal solid waste (MSW), construction and demolition debris (C&D), greenwaste and other materials.

Rainbow is in the process of starting construction of some new buildings and functions that are also included in the baseline project description. These include:

- a new 28,644 sf maintenance facility located on the northwest corner of the property
- a CNG fuel island at the northeast corner of the property off Nichols Street
- a CNG system added to the existing fuel island along with timed filling stations in the existing truck parking area near the north property line
- a new 13,200 sf bin repair shop will front on Nichols Street on the southeast corner of the site. This facility will be designed to maintain the new three-cart curbside recycling system along with the current commercial bins

- a reconfiguration of the inside of the existing Material Recovery Facility (MRF), adding new equipment to enhance recycling efforts and support the City in achieving AB939 mandates
- implementation of a 3-cart residential curbside recycling system

The installation of the Compressed Natural Gas (CNG) fueling station and transition from its older diesel-fueled trucks to new vehicles burning clean CNG will allow Rainbow to achieve compliance with South Coast AQMD Rule 1193 (alternative-fuel refuse collection vehicles). This will have a major impact in reducing air emissions from the Company's truck fleet. This fueling facility will also be open to use by the City vehicles including School District buses.

Proposed Project

Rainbow proposes to expand the facility from the existing 2,800 TPD to 4,000 TPD in a manner that will allow ongoing operations during construction and build-out. These new buildings and operations will enable Rainbow to continue to process curbside recyclables, C&D debris, greenwaste and commercial MSW, and to do so while improving environmental conditions around the plant as compared to current operations.

- In the fall 2009 and winter of 2010, the Company will construct a three-sided, roofed structure and a transfer tunnel with two load-out ports at the location of Transfer Bldg. #2. A concrete pad for the complete building will also be constructed. This operation will handle only C&D debris and greenwaste initially, and will be designed and operated to meet the South Coast Air Quality Management District's (SCAQMD) Rule 1133 (Chipping & Grinding Operations).
- After the facility reaches a weekly average of 2,800 TPD, Transfer Bldg. #2 will be fully enclosed to handle MSW and other materials. The building will be designed to meet all new and more stringent environmental regulations, including SCAQMD Rule 410 (odor management).
- After the facility reaches a weekly average of 3,300 TPD, Transfer Bldg. #1 will be remodeled, expanded, and fully-enclosed.
- When advanced recycling technology becomes feasible, Rainbow will construct the building to house the new innovative recycling systems that are currently in development, and which may be required to meet future State recycling mandates. The corporate office will also be expanded when the need arises.

Rainbow is financing and developing this \$20 million project to ensure that the City of Huntington Beach retains its leadership role in recycling, with a healthy environment, and secure, cost effective resource management.

SERVICES

The proposed project will continue to provide the following services:

- MSW transfer and load out
- Green material chipping & grinding and recycling
- Source-separated recyclable material sorting, processing and recycling
- Mixed waste sorting, processing, and recycling
- Construction and demolition (C&D) debris sorting and recycling
- Recyclable material load out
- Expansion of office and administration services

As part of the permitting process, Rainbow is requesting an increase in permitted maximum daily tonnage from the current 2,800 tons per day (TPD) to 4,000 TPD. There are several reasons for the need for the capacity increase:

- The facility is already experiencing peak days that approach the 2,800 TPD limit
- The recent fee hike at the landfills for “self-haul” loads is re-directing many loads from the landfills to the MRF/transfer stations resulting in increased tonnages
- Renovations and new construction will continue to create a growing construction and demolition wastestream for processing and recycling at the facility
- Natural continued growth in per capita waste generation rates
- New business opportunities

PROPOSED USE

The project will serve as the primary facility for the City of Huntington Beach for processing and recycling of MSW and source-separated recyclables; as well as transfer and hauling to disposal of the non-salvageable waste. At some future date, the project will also include an innovative “conversion technology” for processing the waste residue (currently being landfilled) into green fuels, renewable energy, or soil amendments.

SQUARE FOOTAGE

The site comprises 17.59 acres. The proposed project will include demolition of some structures and construction of the new buildings as follows:

Building Type	Existing	Proposed Project	Ultimate Buildout
Admin/Ops offices	13,400 sf	5,392 sf	18,792 sf
Transfer (2)	25,500 sf	144,200 sf	169,700 sf
Secondary Recycling	0 sf	30,500 sf	30,500 sf
Load Out Ports	1 port	2 ports	3 ports

OPERATING HOURS

The permitted hours of operation will remain unchanged and are as follows:

- Material Acceptance (Commercial): 6:00 a.m. – 6:00 p.m. Monday – Sunday
- General Public: 6:00 a.m. – 6:00 p.m. Monday – Sunday
- Material Processing, loading and maintenance: 24 hours a day, Monday – Sunday
Except 6 holidays per year

EMPLOYEES

Projected number of employees:

	<u>Total</u>	<u>Per Shift</u>
Existing:	392	290 / 102
Projected:	313	265 / 48

As shown, the number of employees is expected to decrease with the build out of the project, even though the daily throughput is expected to increase. This is due to planned modifications to operations and equipment, including the automation of functions now performed largely by hand, they will provide efficiencies in labor while maximizing recovery of recyclable material.

ENVIRONMENTAL CONTROLS

The expanded facility will feature state-of-the-art controls including systems related to dust, odor and other air quality control that will meet all the requirements of new, stringent regulations from the SCAQMD and the California Integrated Waste Management Board (CIWMB), as well as an innovative stormwater treatment system. See the Environmental Assessment for more information. In addition, noise will be attenuated by moving all major functions into buildings.

REASONS FOR APPLICATION

Rainbow is initiating this application for the following reasons:

- To allow construction of new buildings to house operations
- To expand capacity to meet future increases in wastestream tonnages
- To provide guaranteed, long-term recycling and waste transfer services for the City of Huntington Beach
- To enhance recycling opportunities and overall diversion percentage
- To enhance environmental controls related to air quality, stormwater runoff, noise, litter and other areas
- To have facilities, processes and plans in place to service the needs of the City of Huntington Beach for the next 20 years

SURROUNDING LAND USES

North: S.R. Services Storage Yard/auto repair mall/hardscape material yard
South: Bent Manufacturing
East: Oakview Elementary School
West: Randall Lumber Yard/Best Towing Yard

SERVICE AREA

This project is planned to serve the residents and businesses of the City of Huntington Beach, other Rainbow franchise areas (i.e. Fountain Valley, Westminster, Midway Sanitary District), and future business opportunities in surrounding communities.

HAZARDOUS WASTE AND SUBSTANCE SITE

Pursuant to Section 65962.5 of the Government Code, I declare this project site at 17121 Nichols Street, Huntington Beach, CA 92647-1026 is NOT located within a Hazardous Waste and Substance site.

Signature: _____ Date: _____
Name: Jerry Moffatt
Title: Co-President and Chief Operating Officer



P.O. BOX 1026 • HUNTINGTON BEACH, CA 92647-1026 • (714) 847-3581 FAX: (714) 841-4660

City of Huntington Beach

JAN - 5 2009

**PROJECT DESCRIPTION: TO PERMIT A MASTER PLAN FOR VARIOUS
FACILITY IMPROVEMENTS AT THE
RAINBOW DISPOSAL TRANSFER STATION
CUP 06-030 ***

The following information is provided in support of the project narrative.

This application for Conditional Use Permit No. 06-030 also includes a Conditional Exception request to allow three of the proposed structures to be approximately 50 feet in height in lieu of the required 40 foot building height limit.

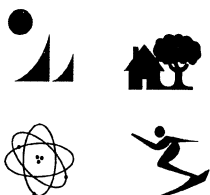
The following justification is offered for consideration of this Conditional Exception request:

1. This Transfer Facility is considered as a Public Utility and is a one-of-a-kind operation within the City.
 2. This application is a proposal to enclose, within a building, a portion of the outside activity in order to reduce air pollution, improve water quality issues and reduce noise associated with the existing operation.
 3. The proposed buildings are large and require an unobstructed open area for operational clearance the size of the span and pitch of the roof (3/4:12) causing the roof area, at the ridge, to exceed the 40 ft. height limit. Also, the parapets will extend 9 feet above the eave height of the building. (See attached exhibit).
 4. Currently the buildings' height from finish floor to eave is 38 feet. With the rise in the roof to the ridge the overall height will be 42'-7" to 46'-4" feet. Our preliminary civil engineering tells us the structure will be 2 to 3 feet above the curb height of the property. This will take us to 49'-4". To allow for design adjustments to ensure proper structural and civil engineering we have rounded this up to 50 feet. The reason for raising the parapet is to have a clean line around the building.
-

* Supplemental Narrative to Project Narrative dated March 2007 which was subsequently revised December 31, 2008

Revised 12/22/08

ATTACHMENT NO. 3-6



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

December 23, 2008

Richard Harlow
1724 Main St.
Huntington Beach, CA 92648

**SUBJECT: MITIGATED NEGATIVE DECLARATION NO. 06-006/CONDITIONAL USE
PERMIT NO. 06-030/VARIANCE NO. 08-011 (RAINBOW DISPOSAL) – 17121
NICHOLS ST. PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Harlow,


In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

The attached project implementation code requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within ten calendar days of the approval of the project pursuant to the Huntington Beach Zoning and Subdivision Ordinance Section 248.24. The appeal fee is \$494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at ramos@surfcity-hb.org or 714-536-5624 and/or the respective source department contact person below.

Sincerely,


Ricky Ramos
Senior Planner

Enclosure

cc: Jerry Moffatt, Rainbow Disposal
Jason Kwak, Building and Safety Department – 714-536-5278
Darin Maresh, Fire Department – 714-536-5531
Steve Bogart, Public Works – 714-374-1692
Herb Fauland, Planning Manager
Jason Kelley, Senior Planner
Project File

G:\Ramos\06-030 (17121 Nichols St) Rainbow Disposal\Dept Comments\Rainbow Code Requirements Cover.doc

Phone 714-536-5271

Fax 714-374-1540

www.surfcity-hb.org

ATTACHMENT NO. 4.1



HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: DECEMBER 18, 2008
PROJECT NAME: RAINBOW DISPOSAL
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2006-180
ENTITLEMENTS: MITIGATED NEGATIVE DECLARATION NO. 2006-006/CONDITIONAL USE PERMIT NO. 2006-030/VARIANCE NO. 2008-011/DESIGN REVIEW NO. 2006-030
DATE OF PLANS: December 11, 2008
PROJECT LOCATION: 17121 NICHOLS ST.
PLAN REVIEWER: RICKY RAMOS, SENIOR PLANNER ~~PP~~
TELEPHONE/E-MAIL: 714-536-5624 / RRAMOS@SURFCITY-HB.ORG

PROJECT DESCRIPTION: **EA** - To analyze the potential environmental impacts associated with the proposed project. **CUP** - To allow a phased expansion of the existing facilities to include approximately 193,150 square feet of new building area including two transfer stations, a secondary recycling building, office, and enclosure of existing MRF canopy. Rainbow's capacity is proposed to increase from the current 2,800 tons per day (TPD) to 4,000 TPD in a manner that would allow ongoing operations during construction. In addition, several functions that currently occur outdoors will be improved and enclosed, reducing noise and odor. **VAR** - To allow a building height of 50 feet measured from the top of the highest adjacent curb along Nichols Street (i.e. datum) to the roof peak/top of parapet in lieu of the maximum permitted height of 42 feet to the roof peak and 46 feet to the top of the parapet. **DRB** - To review the design, colors, and materials for the project.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

CONDITIONAL USE PERMIT NO. 2006-030/VARIANCE NO. 2008-011:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. New parking spaces shall comply with Chapter 231 of the Zoning and Subdivision Ordinance including but not limited to striping, dimensions, aisle ways and Title 24, California Administrative Code.

- b. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be prohibited in the front yard setback and shall be screened from view.
 - c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s).
 - d. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items on the site plan and elevations. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks.
 - e. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18(C))**
 - f. New landscape areas shall comply with Chapter 232 including but not limited to required dimensions, step off area, and provision of two feet of landscaped parking overhang.
 - g. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
 - h. The project shall comply with HBZSO Section 230.36 – *Transportation Demand Management*.
 - i. All new walls and retaining walls shall comply with HBZSO Section 230.88. Deviations will require a Conditional Use Permit from the Zoning Administrator.
 - j. Site plan and building elevations shall include highest top of curb information along the front property line on Nichols (datum).
2. Prior to issuance of demolition permits, the following shall be completed:
- a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCBs. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies.
 - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed.
 - c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District.
 - d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed.
 - e. All asbestos shall be removed from all buildings prior to demolition of any portion of any building.

3. Prior to issuance of grading permits, the following shall be completed:

- a. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.
- b. Blockwall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Planning Department for any new or replacement walls proposed. Double walls shall be avoided to the greatest extent feasible. Applicant shall coordinate with adjacent property owners and make reasonable attempts to construct one common property line wall. If coordination between property owners cannot be accomplished, the applicant shall construct proposed walls located entirely within the subject property and with a two (2) inch maximum separation from the property line. Prior to the construction of any new walls, a plan must be submitted identifying the removal of any existing walls located on the subject property. Any removal of walls on private residential property and construction of new common walls shall include approval by property owners of adjacent properties. The plans shall identify materials, seep holes and drainage.

4. Prior to submittal for building permits, the following shall be completed:

- a. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Building & Safety, Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
- b. Submit three (3) copies of the site plan and floor plans and the processing fee to the Planning Department for addressing purposes.

5. Prior to issuance of building permits, the following shall be completed:

- a. An interim parking and building materials storage plan shall be submitted to the Planning Department to assure adequate parking and restroom facilities are available for employees, customers and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.
- b. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*).

6. During demolition, grading, site development, and/or construction, the following shall be adhered to:

- a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
- b. Use low sulfur (0.5%) fuel by weight for construction equipment.

- c. Truck idling shall be prohibited for periods longer than 10 minutes.
 - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
 - e. Discontinue operation during second stage smog alerts.
 - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
 - g. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays.
7. The structure(s) cannot be occupied, the final building permit(s) and Certificate of Occupancy cannot be approved, and utilities cannot be released until the following has been completed:
 - a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
 - b. The applicant shall obtain the necessary permits from the South Coast Air Quality Management District and submit a copy to Planning Department.
 - c. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.
 - d. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 8. Only the uses described in the narratives dated July 25, 2006 and December 9, 2008 shall be permitted.
 9. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.
 10. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
 11. Mitigated Negative Declaration No. 2006-006/Conditional Use Permit No. 2006-030/Variance No. 2008-011 shall not become effective until the ten calendar day appeal period following the approval of the entitlements has elapsed.
 12. Mitigated Negative Declaration No. 2006-006/Conditional Use Permit No. 2006-030/Variance No. 2008-011 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.

13. The Planning Commission reserves the right to revoke Mitigated Negative Declaration No. 2006-006/Conditional Use Permit No. 2006-030/Variance No. 2008-011 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
14. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
15. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
16. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements.
17. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission.



**CITY OF HUNTINGTON BEACH
DEPARTMENT OF BUILDING & SAFETY
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: December 11, 2008
PROJECT NAME: Rainbow Disposal
PLANNING APPLICATION NO: 2006-0180
ENTITLEMENTS: ENVIRONMENTAL ASSESSMENT NO. 2006-006/CONDITIONAL USE PERMIT NO. 2006—030
DATE OF PLANS: August 7, 2008
PROJECT LOCATION: 17121 Nichols St.
PROJECT PLANNER: Ricky Ramos, Senior Planner
PLAN REVIEWER: Jason Kwak, Plan Check Engineer
TELEPHONE/E-MAIL: (714) 536-5278 / jkwak@surfcity-hb.org

PROJECT DESCRIPTION: EA - To analyze the potential environmental impacts associated with the proposed project. CUP - To allow a phased expansion of the existing transfer station and material recovery facility (MRF) to include approximately 193,150 square feet of new building area including two transfer stations, a secondary recycling building, office, and enclosure of existing MRF canopy. Rainbow's capacity is proposed to increase from the current 2,800 tons per day (TPD) to 4,000 TPD in a manner that would allow ongoing operations during construction. In addition, several functions that currently occur outdoors will be improved and enclosed, reducing noise and odor.

The following is a list of code requirements deemed applicable to the proposed project based on plans received as stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. This list is not intended to be a full and complete list and serves only to highlight possible building code issues on the proposed preliminary plans. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer.

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the 2007 California Building Code, 2007 California Mechanical Code, 2007 California Plumbing Code, 2007 California Electrical Code, 2007 California Energy Code and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. The previous comments from 8/15/06 still apply however please note that the applicable codes have changed to those listed above.



CITY OF HUNTINGTON BEACH

INTER-DEPARTMENT COMMUNICATION

TRANSMITTED TO APP.
VIA E-MAIL (PDF)
08-17-06

From: Jason Kwak (Building & Safety Dept.) **Extension:** 5278
To: Ron Santos **Dated:** 8/15/06

Project Location: 17121 Nichols St.
Comments for: To permit a master plan for various facility improvements at the Rainbow Disposal transfer station

Petition: CUP-2006-030 **File No.:** 2006-0180-B01

The following are comments to the file (petition) identified above. This list is not a plan check correction list. General information is provided to help facilitate the development by giving you up front information on building code issues, City policies, and other codes or laws as they apply to your project. Please review the comments below before you submit for plan check. Allow 15 working days for first corrections.

If you incorporated the information below, you must next submit for plan check of structural and building code requirements. You may obtain all required forms and information for plan check review and permit applications on the 3rd floor of City Hall.

M/E/P plan checking is a separate plan check process.

The approval of plans and specifications does not permit the violation of any section of the Building Code, or other local ordinance or state law.

Please include the following issues in the design of your project to reduce plan check corrections and improve turn around time.

Note to Planner: Please remind applicant to attach a copy of this list to the Plan Check Submittal Documents to help expedite plan check response and reduce corrections.

I. Special Conditions:

The following items need to be made apart of the Conditions of Approval for this project for plan check submittal documents:

- None

II. Code Issues:

General:

1. Plans are incomplete. Building code analysis per 2001 California Building Code is required to review compliance with allowable areas, allowable heights, setbacks and exiting for the new buildings. Please provide complete building code analysis for review.

We are available to meet with the designer to review project so that we can be assured that the project is build-able or will not necessitate major changes after the project is submitted to plan check.

2. Plan submittal documents must include "Conditions of Approval".
3. Project to comply with the 2001 CBC, CMC, CPC, 2004 CEC and the HBMC.
4. Sprinkling will be required when the total area exceeds 5000 SF.
5. Contact Fire Department for possible Methane Barrier requirements.
6. Plans must be prepared and stamped and wet signed by a California licensed Architect and Engineer.
7. All new areas must meet the Energy Standards of the State of California Building Code 2005 edition. Energy forms must be provided and reproduced on the plans. See California Building Code - 2001© section 310.11 for areas requiring heating.
8. A copy of the approved "Grading Plan" by Planning and Public Works must be attached to the approved sets of construction plans prior to issuance of building permits.
9. The **grading plan** shall be reviewed and approved by the architect for all site accessibilities. A statement, by the architect, shall be put on the grading plans stating that the plans have been reviewed and approved for all site accessibilities.
10. The minimum modified yard provided shall not impacted any new or existing building for:
 - 10.1. Exterior wall and opening protection requirements per CBC Section 503
 - 10.2. Eaves and projections per CBC Sections 503.2 and 705
 - 10.3. Allowable area increase per CBC Section 505
 - 10.4. Parapet requirements per CBC Section 709.4
 - 10.5. Exiting requirements per CBC Chapter 10

Information on Plans:

11. Provide Building Code Analysis on the plans (Title Sheet) to show compliance with California Building Code ©, 2001 edition for:
 - 11.1. Determine the OCCUPANCY CLASSIFICATION: Compute the floor area and occupant load of the buildings. Determine the occupancy group for each use. See Chapter 3.

- 11.2. Determine the ALLOWABLE FLOOR AREA: See Chapter 5.
- 11.3. Determine the TYPE OF CONSTRUCTION: See Chapter 6.
- 11.4. Determine LOCATION ON PROPERTY: See Chapters 5 and 6 and Table 5A.
- 11.5. Determine HEIGHT AND NUMBER OF STORIES: See Section 209 and 220. See also Table 5B and Section 506.
- 11.6. Conform with the occupancy requirements in Sections 303 through 312.
- 11.7. Conform with the type of construction requirements in chapter 6.
- 11.8. Conform with the exiting requirements in chapter 10 and any common and/or public areas in Chapters 11A and 11B.
- 11.9. Conform with all other portions of the code including chapters 4, 7 through 11, 14, 15, 24 through 26, and 30 through 33 and the appendix.
- 11.10. Analysis for meeting the setback requirements by California Building Code © Section 1633.2.11 for setback distance requirements to property line walls or distance between buildings on the same lot. Show provided setback distance meets or exceeds required minimum setback.
12. Provide on the plans required wall and opening protection and fire resistance of wall and parapet due to location on property. See California Building Code © Section 503 and Table 5-A.
13. Clearly show distance to all interior property lines and centerline of streets.
14. Show clear distance to other buildings on the same property and overhangs.
15. Occupancy classification of all areas needs to be stated. Hazardous chemical storage must be designed for the concentrations stored and in use. Hazardous chemical amounts must be indicated on the plans for location. Provide information for quantity and the nature of the hazardous chemicals and containment measures required by both the fire codes and building codes. OSHA Safety Data sheets must be provided as a plan check document. Reactive chemicals must be separated and the separation requirement clearly indicated on the plans.

Accessibility Standards:

16. If project does not meet the General Exemption provisions of (CBC Section 1134B.2.1), plans and details shall show full compliance with all applicable accessibility provisions of the CBC Chapter 11B.
17. All areas of newly designed or newly constructed buildings and facilities shall be made accessible to persons with disabilities as required. California Building Code © T24 Sec. 1101B.1.
18. This facility needs to meet the disabled access requirements of the State Building Code © for access.

19. All existing buildings and facilities, when alterations, structural repairs or additions are made to such buildings or facilities, shall comply with all provision of Division 1, New Buildings.
20. Temporary buildings or facilities are not permanent construction but are extensively used or are essential for public use for a period of time. Such buildings or facilities are to be made accessible.
21. Show on the plans access for the disabled is provided and meets current code. Required access features or facilities not meeting the current requirements must be upgraded. Provide a complete disabled access plan and list all required items and status of meeting current compliance standards.

Soils Report Requirements:

22. Soils report required for this site and must include:
 - 22.1. Liquefaction analysis and recommendations
 - 22.2. Show distance to fault(s) and classify fault type and soil type used by the California Building Code © for seismic design
 - 22.3. Report for protection of buried pipe due to corrosion. Recommendations must provide specific method to install protective materials or devices

**HUNTINGTON BEACH FIRE DEPARTMENT
DEVELOPMENT PLAN REVIEW**

TO: APPLICANT
VIA: E-MAIL (PDF)
08-22-06

DESCRIPTION: Rainbow Disposal Master Plan
ADDRESS: 17121 Nichols
PLAN CHECK #: Planning Application # 2006-0180
DATE: 8-14-2006
PLANNER: Ron Santos
REVIEWER: Lee Caldwell

GRID #: 272/3315

EXT #:
EXT #: 5531

The items listed below indicate Huntington Beach Fire Department (HBFD) development condition of approval requirements. Compliance is required prior to building permit issuance and all applicable items must meet Huntington Beach Municipal Code (HBMC), Huntington Beach Fire Code (HBFC), and/or Uniform Building Code (UBC) standards.

5. PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

1. "Phase 1 Environmental Study" is required. Submit report to the Fire Department for review per City Specification # 431-92 Soil Clean-Up Standards. **(FD)**
2. "Soil Testing" is required. Based on site characteristics, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I, II, or III Site Audit, soil testing is required. Soil testing plan must be submitted to and approved by the Fire Department. (See City Specification # 429, section 3.4 and City Specification # 431-92 Soil Clean-Up Standards). **(FD)**
3. Soil "Remediation Action Plan" If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach City Specification # 431-92, Soil Cleanup Standard. **(FD)**
4. Proof of soil compliance or clean up is required. All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit. **(FD)**
5. Provide a letter of approval from Orange County Environmental Health Care Agency for Underground Storage Tank removal. **(FD)**
6. Provide a letter of approval from Regional Water Quality Control Board for Underground Storage Tank removal. **(FD)**
7. Discovery of additional contamination/pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly. **(FD)**

6. THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF BUILDING PERMITS:

1. Proof of soil compliance or clean up is required. All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit. **(FD)**
2. Facility Fire Risk Evaluation shall be provided. A comprehensive evaluation or analysis of the proposed facility and all related processes, material handling/transfer/conveying apparatus and other equipment shall be compiled and an appropriate Fire Protection System Plan designed for the facility by a fire protection engineer. The plan shall include fire sprinklers, alarms, required fire flow, hydrants, smoke detection and removal, combustible gas detection, fireproofing, and appropriate area separations. **(FD)**
3. Commercial automatic fire sprinkler system required. Separate plans (three sets) shall be submitted to the Building Department for permits and Fire Department approval. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes, and 24-hour central station monitoring. Reference compliance with City Specification # 420 - Automatic Fire Sprinkler Systems in the plan notes. **(FD)**
4. Fire department connection (FDC) to the automatic fire sprinkler system shall be located to the front of the building within 150 feet of a properly rated fire hydrant. Portray FDC location on the site plan. **(FD)**
5. Fire hydrants must be portrayed on the site plan, and be installed/ in service before combustible construction begins. Shop drawings shall be submitted to the Public Works Department and approved by the Fire Department. **(FD)**
6. Fire extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in City Specification #424. The minimum required dry chemical fire extinguisher size is 2A:10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. **(FD)**
7. Commercial dumpsters or containers (dumpsters in-use at the facility, not ones located on-site as a result of the operation) with an individual capacity of 1.5 cubic yards (40.5 cubic feet) or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved fire sprinkler system. **(FD)**
8. Fire access roads shall be provided and maintained in compliance with City Specification # 401, Minimum Standards for Fire Apparatus Access. **(FD)**
9. Fire lanes, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. **(FD)**

10. Main secured building entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. **(FD)**
11. Fire sprinkler system controls access shall be provided, utilizing a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. The approximate location of the system controls shall be noted on the plans. **(FD)**
12. Secured vehicle entries shall utilize KNOX® activated access switches (Knox switches for automated gates, Knox padlocks for manual gates), and comply with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. **(FD)**
13. Elevators shall be sized to accommodate an ambulance gurney. Minimum interior dimensions are 6 feet 8 inches (80") wide by 4 feet 3 inches (51") deep. Minimum door opening dimensions are 3 feet 6 inches (42") wide right or left side opening. Center opening doors require a 4 feet 6 inches (54") width. **(FD)**
14. Paint spray booth. Separate plans (three sets) shall be submitted to the Building Department for permits and Fire Department permits and approval. **(FD)**
15. CNG filling stations shall be designed by persons competent in the design of CNG facilities and shall be in conformance with HBFC Articles 74 and 52 and appropriate NFPA requirements. **(FD)**
16. Address numbers shall be installed to comply with City Specification #428, Premise Identification. Number sets are required on front and rear of the structure. **(FD)**
17. GIS Mapping Information shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Final site plot plan shall be submitted in digital format via CD rom. **(FD)**
18. All Fire Department requirements shall be referenced and noted on the Building Department plans. **(FD)**

7. THE STRUCTURE(S) CANNOT BE OCCUPIED, THE FINAL BUILDING PERMIT(S) CANNOT BE APPROVED, AND UTILITIES CANNOT BE RELEASED UNTIL THE FOLLOWING HAS BEEN COMPLETED:

1. Facility Fire Risk Evaluation provided and Fire Protection System Plan provided and implemented. **(FD)**
2. Commercial Automatic Fire Sprinkler System installed per City Specification # 420 - Automatic Fire Sprinkler Systems. **(FD)**
3. Fire Department Connection (FDC) to the automatic fire sprinkler system located to the front of the building within 150 feet of a properly rated fire hydrant. **(FD)**

4. Fire Hydrants installed/ in service. **(FD)**
5. Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in City Specification #424. **(FD)**
6. Commercial Dumpsters or containers (in-use) with an individual capacity of 1.5 cubic yards (40.5 cubic feet) or more stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines protected by an approved fire sprinkler system. **(FD)**
7. Fire Access Roads provided and maintained in compliance with City Specification # 401, Minimum Standards for Fire Apparatus Access. **(FD)**
8. Fire Lanes, as determined by the Fire Department, posted, marked, and maintained per City Specification #415, Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties. **(FD)**
9. Main Secured Building Entries utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. **(FD)**
10. Fire Sprinkler System Controls access provided, utilizing a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. **(FD)**
11. Secured Vehicle Entries utilize KNOX® activated access switches (Knox switches for automated gates, Knox padlocks for manual gates), and comply with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. **(FD)**
12. Elevators sized to accommodate an ambulance gurney. **(FD)**
13. Paint Spray Booth plans submitted and approved by the Building Department and Fire Department. **(FD)**
14. CNG filling stations in conformance with HBFC Articles 74 and 52. **(FD)**
15. Address Numbers installed to comply with City Specification #428, Premise Identification. **(FD)**
16. GIS Mapping Information provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. **(FD)**
17. All Fire Department requirements shall be noted on the Building Department plans. **(FD)**
18. Discovery of soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and an approved work plan developed accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

1. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**

OTHER:

1. Outside City Consultants The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office
5th floor of City Hall
2000 Main Street
Huntington Beach, CA 92648
(714) 536-5411

or through the City's website at **www.surfcity-hb.org**

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

SIGNED: _____ DATE: _____

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City of Huntington Beach

JAN 11 2008

HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JANUARY 10, 2008
PROJECT NAME: RAINBOW DISPOSAL IMPROVEMENTS
ENTITLEMENTS: CUP 06-030
PLNG APPLICATION NO: 2006-0180
DATE OF PLANS: JULY 27, 2006
PROJECT LOCATION: 17121 NICHOLS STREET, HUNTINGTON BEACH
PROJECT PLANNER: RON SANTOS, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: 714-536-5561 / RSANTOS@SURFCITY-HB.ORG
PLAN REVIEWER: JAMES WAGNER, SENIOR CIVIL ENGINEER *JRW*
TELEPHONE/E-MAIL: 714-536-5467 / JWAGNER@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT A MASTER PLAN FOR VARIOUS FACILITY IMPROVEMENTS AT THE RAINBOW DISPOSAL TRANSFER STATION.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

This memo shall replace and supersede the memo dated August 23, 2006.
(Changes include the deletion of all "Prior to Demolition" requirements, the deletion of one "Prior to Grading Plan" requirement for the "relocation of on-site public water pipeline" since these items have been completed since the previous memo).

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. The site plan received and dated July 27, 2006 shall be the conditionally approved layout except for:

2. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. Curb, gutter and sidewalk along the Nichols Street frontage shall be replaced at broken, gapped, uplifted or other locations that are of poor working condition as determined by Public Works inspection, per City Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. The existing driveway approaches on Nichols Street shall be removed and replaced with an ADA compliant driveway approach per City Standard Plan No. 211. (ZSO 230.84)
 - c. A new sewer lateral(s) shall be installed connecting to the main in Nichols Street for any new facilities. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
 - d. All new water services proposed to serve the development shall connect to the 12-inch water line along Nichols Street.
 - i) A new domestic water service and meter shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC). The water service shall be a minimum of 2-inch in size. (ZSO 230.84)
 - ii) A separate irrigation water service and meter shall be installed per Water Division Standards. The minimum service shall be 1-inch in size. (ZSO 230.84)
 - iii) If fire sprinklers are required by the Fire Department for the proposed development, a separate dedicated fire service line shall be installed. (ZSO 230.84)
 - e. A separate backflow protection device shall be installed per Water Division Standards for domestic, irrigation, and fire water services. (ZSO 255.04E)
 - f. The existing domestic and irrigation water services and meters shall be abandoned per Water Division Standards. (ZSO 230.84)
3. The developer shall submit to the Fire Department and Water Division for approval, a hydraulic water analyses to ensure that the fire service connection from the point of connection from the City water main in Nichols Street to the backflow protection device satisfies Water Division's standard requirements; and also to verify that the on-site pipeline diameter is adequately sized to satisfy the fire flow requirement.
4. The Property Owner shall quitclaim any existing water line easement dedicated to the City of Huntington Beach.
5. A new water utility easement shall be dedicated to and accepted by the City of Huntington Beach, covering the public water facilities and appurtenances located within the project site. The easement shall be a minimum total width of 10 feet clear (5 feet either side of the water pipeline or appurtenance), unobstructed paved or landscaped surface, pursuant to Water Division Standards. Where access is restricted or impacted by structures, walls, curbs, etc., the easement width shall be 20 feet to allow for equipment access and maintenance operations. No structures, parking spaces, trees, curbs, walls, sidewalks, etc., shall be allowed within the easement. No modifications to the water facilities and pavement located within the easement shall be allowed without proper notification and written approval from the City in advance. Such modifications may include, but are not limited to, connections to the water system, pavement overlay, parking lot re-

- striping, and parking lot reconfiguration. Utilities Division personnel shall have access to public water facilities and appurtenances at all times.
6. The Property Owner(s) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach, for maintenance and control of the area within the public water pipeline easement, which shall address repair to any enhanced pavement, etc., if the public water pipelines and/or appurtenances require repair or maintenance. The Property Owner(s) shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any water pipeline. (Resolution 2003-29)
 7. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
 8. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
 9. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
 10. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
 11. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution-4545)
 12. Storm Drain, Storm Water Pollution Prevention Plans (SWPPP) and Water Quality Management Plans (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer, and shall be submitted to the Department of Public Works for review and approval. (DAMP)
 - a. A SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of the development. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all de-watering operation flows and for nuisance flows during construction. (DAMP)
 - b. The applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. (DAMP)
 13. A Project Water Quality Management Plan (WQMP) conforming to the City of Huntington Beach's Project WQMP Preparation Guidance Manual dated June 2006 and prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance and shall include the following:
 - a. Discusses regional or watershed programs (if applicable)

- b. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas
 - c. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan (DAMP)
 - d. Incorporates Treatment Control BMPs as defined in the DAMP
 - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs
 - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs
 - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs
 - h. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs
 - i. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
 - i) The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
 - ii) The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
 - j. The applicant shall return one CD media to Public Works for the project record file.
14. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.
 15. The Compressed Natural Gas (CNG) refueling station plan, when formalized at a later date, may have Traffic Department requirements.
 16. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
 17. If soil remediation is required, a remediation plan shall be submitted to the Planning, Public Works and Fire Departments for review and approval in accordance with City Specifications No. 431-92 and the conditions of approval. The plan shall include methods to minimize remediation-related impacts on the surrounding properties; details on how all drainage associated with the remediation efforts shall be retained on site and no wastes or pollutants shall escape the site; and shall also identify wind barriers around remediation equipment. (MC 17.05.150/FD Spec. 431-92)
 18. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:

1. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
2. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
3. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
4. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
5. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
6. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
7. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
8. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
9. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
10. Wind barriers shall be installed along the perimeter of the site. (DAMP)
11. Remediation operations, if required, shall be performed in stages concentrating in single areas at a time to minimize the impact of fugitive dust and noise on the surrounding areas.
12. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. A Precise Grading Permit shall be issued.
2. Traffic impact fees for non-residential developments shall be paid at a rate of \$154 per net new added daily trip. The rate is subject to an annual adjustment on December 1st. The traffic impact fee for this project shall be based on the Traffic Study, which has been completed. The fee will be determined at a later date. (MC 17.65)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF AN ENCROACHMENT PERMIT:**

1. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL
INSPECTION OR OCCUPANCY:**

1. Complete all improvements as shown on the approved grading and landscape plans. (MC 17.05)
2. Existing street tree(s) shall be removed during removal of concrete and not replaced. (Resolution 4545)
3. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect prior to the final landscape inspection and approval. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
4. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
5. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
6. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)
7. All new utilities shall be undergrounded. (MC 17.64)
8. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf . (ZSO 240.06/ZSO 250.16)



**HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: JANUARY 10, 2008
PROJECT NAME: RAINBOW DISPOSAL TRAFFIC STUDY
ENTITLEMENTS: CUP 06-30
PLNG APPLICATION NO. 2006-0180
DATE OF PLANS: REVISED DECEMBER 18, 2007
PROJECT LOCATION: 17121 NICHOLS STREET
PROJECT PLANNER: RON SANTOS, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: 714-536-5561 / RSANTOS@SURFCITY-HB.ORG
PLAN REVIEWER: JAMES WAGNER, SENIOR CIVIL ENGINEER *JRW*
TELEPHONE/E-MAIL: 714-536-5467 / JWAGNER@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TRAFFIC IMPACT ANALYSIS TO PERMIT A MASTER PLAN FOR VARIOUS FACILITY IMPROVEMENTS AT THE RAINBOW DISPOSAL TRANSFER STATION.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

This memo supersedes the memo dated September 17, 2007.

Public Works has reviewed and approved the revised study as submitted for the subject project traffic study received and dated December 18, 2007.

City of Huntington Beach

JAN 10 2008

ATTACHMENT NO. 4.23



HUNTINGTON BEACH POLICE DEPARTMENT

PROJECT IMPLEMENTATION RECOMMENDED CONDITIONS OF APPROVAL

DATE: December 11, 2008
PROJECT NAME: Rainbow Disposal
PLANNING APPLICATION NO: 2006-0180
ENTITLEMENTS: ENVIRONMENTAL ASSESSMENT NO. 2006-006/CONDITIONAL USE PERMIT NO. 2006—030
DATE OF PLANS: August 7, 2008
PROJECT LOCATION: 17121 Nichols St.
PROJECT PLANNER: Ricky Ramos, Senior Planner
PLAN REVIEWER: Jan Thomas
TELEPHONE/E-MAIL: 949.348.8186/jckthomas@cox.net

PROJECT DESCRIPTION: **EA** – To analyze the potential environmental impacts associated with the proposed project. **CUP** - To allow a phased expansion of the existing transfer station and material recovery facility (MRF) to include approximately 193,150 square feet of new building area including two transfer stations, a secondary recycling building, office, and enclosure of existing MRF canopy. Rainbow's capacity is proposed to increase from the current 2,800 tons per day (TPD) to 4,000 TPD in a manner that would allow ongoing operations during construction. In addition, several functions that currently occur outdoors will be improved and enclosed, reducing noise and odor.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

Recommended conditions of approval:

Public and private areas should be clearly designated and defined through signs and physical barriers.

All areas that allow access to the public shall be monitored through 24 hour recorded surveillance cameras (and saved for 30 days). Areas of public access should be in visual access of Rainbow employees at all times.

At minimum, install cameras (if not already installed) at entrances to facility, transfer station, hazardous waste site, compressed natural gas filling station and individual fuel tanks.

Recommendations to enhance the quality of the project:

Plant and maintain landscaping to allow a window of visibility from three feet up from the ground to seven feet up from the ground. For example, ground cover and shrubs should not exceed three feet in height, and the tree canopies should not hang lower than three feet from the ground. This helps to maintain a line of sight from the Rainbow office to visitors entering the facility and using the grounds.

To better understand the scope of potential terrorist/explosive risks in this facility, I consulted with Fire Department Development Specialist, Lee Caldwell. He identified three areas of concern. The following three areas were identified as potential high risk areas desirable for terrorist or explosive opportunities.

- 1) Hazardous Waste Site
- 2) Compressed natural gas filling station
- 3) Individual Fuel Tanks

Special attention should be paid to securing the areas listed above. Some security measures include:

- 24 hour video surveillance
- Physical barriers keeping the public away from these areas.
- Lighting 24/7
- Signs clearly stating the rules of that area.